



DESIGN REVIEW BOARD MEETING AGENDA

Thursday, September 13, 2012

Darrell Truitt, Chairman
Bob Deardorff, Vice Chairman

Wahid Alam
Brian Andersen
David Gibson

Brian Johns
Gary Petterson
Ben Palmer, Alternate

Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296

Study Session: 4:00-5:00 P.M.
Regular Meeting: 5:30 P.M.

TIME	AGENDA ITEM	BOARD ACTION
4:00 P.M.	CALL TO ORDER STUDY SESSION	
	1. S12-05 - Preliminary Plat and Open Space Plan for Copper Leaf, for 111 home lots ((Parcel 1 Lots 1-54 and Parcel 2 Lots 1-57) on approximately 36.54 acres of real property located east of the southeast corner of Lindsay Road and Germann Road in the Single Family-6 (SF-6) and Single Family-7 (SF-7) zoning districts with a Planned Area Development- PAD overlay zoning district. Al Ward 503-6748	
	2. DR12-15 - Site plan, landscape plan, grading and drainage, elevations, floor plan, lighting and colors and materials for Bios Christian Academy, a 4.42 acres private school located at the northeast corner of Lindsay Road and Houston Avenue zoned Single Family - 35 (SF-35). Amy Temes 503-6729	
	3. DR12-13 - Final site plan, landscape/hardscape, grading and drainage, elevations and lighting design for shops A and B, parcel G-2 of the San Tan Village commercial development located at the southwest corner of Santan Village Parkway and 202 Santan freeway. The site is zoned Regional Commercial (RC) with a PAD overlay. Maria Cadavid 503-6812	
	4. ST12-10 - Seven (7) standard plans 4511, 4521, 4531, 4542, 4552, 4562 and 5031 proposed by Maracay Homes on 46 lots in Phase 7 (northwest corner of east Galveston Street and south Wade Drive) of the Lyon's Gate Planned Area Development in the Gateway Character Area. The lots are zoned Single-Family Detached (SF-D) with a PAD overlay. Maria Cadavid 503-6812	

	AGENDA ITEM	BOARD ACTION
	5. General Plan Implementation Strategies – Green Building Policy – Request for Design Review Board Comments – Mike Milillo 503-6747	
	6. Discuss any revisions to the agenda including but not limited to changes to conditions, changes to placement of items on the published agenda.	
	ADJOURN STUDY SESSION	
5:30 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	7. APPROVAL OF AGENDA	
	8. COMMUNICATIONS FROM CITIZENS At this time, members of the public may comment on matters not on the agenda. The Board's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	
	CONSENT ITEMS	
	All items listed below are considered consent calendar items and may be approved by a single motion unless removed at the request of the Board for further discussion/action. Other items on the agenda may be added to the consent calendar and approved under the single motion	
	9. DR12-02 - Site plan, landscape, grading and drainage, elevations, floor plans, lighting colors and materials for Val Vista and Pecos Apartments, a 15.5 acre 296 unit multifamily community located at the northwest corner of Val Vista Drive and Pecos Road zoned Regional Commercial (RC) with a PAD overlay. Amy Temes 503-6729	Hearing; possible action by MOTION
	10. DR12-08 - Site plan, landscape, grading and drainage, elevations, floor plans, colors and materials for the 4.5 acre Doubletree Hotel expansion located south of the southwest corner of Santan Village Parkway and Ray Road zone Regional Commercial (RC). Amy Temes 503-6729	Hearing; possible action by MOTION

	AGENDA ITEM	BOARD ACTION
	11. DR12-09 - Site plan, grading and drainage, landscape, elevations and lighting for the Greenfield Ward, Chandler East Stake facility at the northwest corner of East Partridge and South Val Vista Drive. The site is zoned Single Family-15 (SF-15). Maria Cadavid 503-6812	Hearing; possible action by MOTION
	12. DR12-10 - Site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for Veteran's Administration Clinic, 9.7 acres located south of the southeast corner of Val Vista Drive and Pecos Road zoned Regional Commercial (RC PAD) with a Planned Area Development Overlay. Amy Temes 503-6729	Hearing; possible action by MOTION
	13. DR12-16 - Site plan, grading and drainage, elevations, landscaping and lighting for 2 Power Ranch Solar Ramadas, 2,250 square foot community picnic ramadas with roof mounted solar collectors at Power Ranch Community Center Park, located at the northeast corner of Ranch House Parkway and Haven Crest Road in PF/I- Public Facilities/ Institutional PAD district. Al Ward 503-6748	Hearing; possible action by MOTION
	PUBLIC HEARING	
	Comments will be heard from those in support of or in opposition to an item. Anyone wishing to speak during that time or regarding any of the items on the public hearing must fill out a yellow slip and bring it to the front of the room. Once the hearing is closed there will be no further public comment unless requested by a member of the Board.	
	14. DR12-12 - Site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for Kneaders Bakery and Cafe at Safeway Plaza, located at the southwest corner of Higley and Baseline Roads zoned Shopping Center (SC) District. Al Ward 503-6748	Hearing; possible action by MOTION
	ADMINISTRATIVE ITEMS	
	15. Minutes - Study Session & Regular Meeting Minutes of August 9, 2012	Discussion; possible action by MOTION

	AGENDA ITEM	BOARD ACTION
	COMMUNICATIONS	
	16. Report from Chairman and members of the Board on current events.	
	17. Report from Council Liaison.	
	18. Report from Planning and Development Manager on current events.	
	ADJOURN	Motion to ADJOURN

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Gilbert Design Review Board is a Regular Meeting, Thursday, October 11, 2012, 5:30 p.m.
Gilbert Municipal Center, 50 E. Civic Center Drive, Gilbert, AZ

I, _____, certify that I posted this agenda/notice at the following locations:

Gilbert Municipal Center (50 E. Civic Center Drive)
Heritage Annex (119 N. Gilbert Road)
Perry Branch Library (1965 E. Queen Creek Road)
Southeast Regional Library (775 N. Greenfield Road)

On _____, 2012